

MINUTES

WEST DAPTO REVIEW COMMITTEE

5.00PM ON WEDNESDAY, 17 FEBRUARY 2021 (TEAMS MEETING)



PRESENT

Lord Mayor Cr Gordon Bradbery

Cr Ann Martin

Cr Dom Figliomeni

Cr Cameron Walters

IN ATTENDANCE

Linda Davis

Trish McClure

Mark Riordan

Chris Stewart

David Fitzgibbon

David Green

Glenn Whittaker

Halimah Simpson

Tim Cornford

Corey Stoneham

Kaitlin Christlo

1 **APOLOGIES** – Greg Doyle, Graham Towers

2 **DECLARATIONS OF INTEREST** – Nil

3 **CONFIRMATION OF MINUTES OF MEETING HELD ON 21 OCTOBER 2020**

Recommendation: The minutes of the meeting held on 21 October 2020 be confirmed as a true and accurate record.
MOVED Cr Figliomeni SECONDED Cr Bradbery.

4 **BIOCERTIFICATION**

- Application for biodiversity certification lodged on 23 August 2019 and is yet to be determined.
- Until certification is conferred, developers will have to comply with the requirements of the Biodiversity Certification Act 2016. Minister for Environment unable to confer biodiversity certification on the application.
- The public consultation draft Illawarra Shoalhaven SIC was released by the NSW Department of Planning, Industry and Environment (DPIE) on 2 November 2020 and includes a West Dapto Biodiversity line item of \$20 million. Council officers have met with the Department to address the technical issues raised in the application to enable it to be endorsed once the SIC is finalised.

5 **DEVELOPMENT CONTRIBUTIONS PLAN REVIEW 2020**

- The Independent Pricing and Regulatory Tribunal (IPART) assessed the Plan in 2020.
- The West Dapto Development Contributions Plan 2020 was adopted by Council on 7 December 2020.
- One development charge rate - \$52,900 / dwelling.
- Next comprehensive review of the Plan required within the next three years ie December 2023.

6 STATE VOLUNTARY PLANNING AGREEMENTS

- State Voluntary Planning Agreements are currently being used by the NSW State Government to collect Special Infrastructure Contributions from residential subdivision development at West Dapto.
- Council put forward a number of projects to support growth at West Dapto as part of the State Voluntary Planning Agreement funding program.
- A funding announcement was made by the Department on 7 December 2020.
- \$400,000 in funding has been allocated for the Northcliffe Drive project. A joint project with Transport NSW to prepare a Strategic Business Case for the Northcliffe Drive Extension. The funding allocation is subject to execution of a funding agreement, which is currently being finalised.
- The Strategic Business Case will investigate the costs and benefits of the extension of Northcliffe Drive from the Bunnings site at Kembla Grange over the Princes Highway and Railway connecting into West Dapto.
- \$200,000 of the funding will be used to procure Strategic Business Case specialist services. \$200,000 will go toward a recoup of Council's cost for preparing engineering Concept design of the extension.
- Other Council nominated projects, including Public school sites investigation and land acquisition, were unsuccessful. Staff are awaiting formal feedback from DPIE on the unsuccessful projects.

7 DEVELOPMENT CONTROL PLAN REVIEW

- Chapter D16: West Dapto Release Area – Neighbourhood Planning priority precincts review ongoing and to be reported back to Council.
- Key changes made 12 months ago with Vision plan.
- Urban release staff will assist Land Use Planning staff with current Planning Proposal and Neighbourhood Plan applications assessment.

8 WONGAWILLI ROAD UPGRADE

- Presentation provided on update on Wongawilli Road Access project.
- Works west of Smith's Lane (Stage 1B and Stage 1C) have been undertaken by Council's Civil Construction crews with trunk drainage, kerb and guttering and driveway crossings on the southern side of Wongawilli Road complete. Works on kerb and guttering, footpath and drainage crossovers on the northern side of the road have commenced.
- Works in Stage 1A involve upgrading drainage, kerb and guttering and also road pavement from Shone Avenue west to the Smiths Lane intersection.
- Works in Stage 1E - culvert installation and twin water main adjustments (Cadifern).
- Smiths Lane - temporary works to improve pavement.
- Upcoming program in Stage 1B - Jersey Farm Road to Bankbook Drive.
- Service relocations complete.
- Community Engagement team providing weekly updates to the community and additional updates as required.
- Land acquisitions being progressed.
- Temporary road works at Smiths Lane – completed in December.
- Trunk Stormwater Drainage – Wongawilli Road (between Smiths Lane and Shone Avenue) – report going to Council on 22 February 2021 regarding contractor procurement.
- At the last Neighbourhood Forum meeting - discussed having a catch up with residents and staff re learnings from this experience.

9 WEST DAPTO ACCESS STRATEGY

- West Dapto Road – proceeding with design. HAF funding agreement to be executed by the State prior to construction funding allocation.
- Cleveland Road Business Case and design (west of Fowlers Road (former Daisy Bank Drive)) – progressing with HAF funding.
- Hayes Lane south (Bong Bong Road to Cleveland Road) – to be completed by developer.
- Northcliffe Drive extension design – progressing.

10 WEST DAPTO s7.11 DEVELOPMENT CONTRIBUTIONS PLAN (2017)

- Report noted.
- Council adopted the West Dapto Development Contributions Plan (2020) on 7 December 2020.
- Since 2010 Council has received \$60 million in development contributions and spent \$120 million spent on capital works.

11 PLANNING PROPOSALS

- Report noted.
- Planning Proposals for BlueScope lands at Kembla Grange, Marshall Mount Road and along Cleveland Road are under assessment prior to being reported to Council.

12 NEIGHBOURHOOD PLANNING

- Report noted.
- Update as per Item 11 as the Planning Proposals are all accompanied by proposed Neighbourhood Plans.

13 CURRENT DEVELOPMENT APPLICATIONS

- Report noted.
- Additional 16 lots approved as part of Sanctuary Views.
- Lynden View purchase settled.
- Many dual occupancies approved in the Kembla Grange estate.

14 GENERAL BUSINESS

- Resident concerns regarding maintenance of Kembla Grange estate. Request to Council submitted to clarify which part of the estate has been handed over to Council and which remains with the developer.

West Dapto Suburbs Review

- Council resolved to exhibit short listed names for Huntley and Avondale in October 2020 and requested naming suggestions for proposed suburb 'A' western section of Kembla Grange.
- Aboriginal and non-Aboriginal working groups are going through exhibition naming lists 60 names have been recommended
- Next steps will include obtaining informal advice from Geographical Naming Board and then back to Council.

The meeting concluded at 5.35 pm
